



MINUTES

Meeting: PLANNING

6th January 2025

Time: 6.45pm

Venue: PARISH HALL, THORNWOOD COMMON

PRESENT

Councillors: (10) B Clegg (Chairman), A Buckley, Mrs S Jackman MBE, R Spearman, Mrs P Etherington, C Kinnear, Ms D Wood, T Blanks, A Tyler*, A Irvine

**for part of meeting*

Officers in Attendance (1)

Adriana Jones – Principal Finance Officer

Members of the Public (2)

Members of the Press (1)

P24.88 APOLOGIES FOR ABSENCE (1)

Councillor Mrs Hawkins.

P24.89 OTHER ABSENCES (3)

Cllrs Stroud and Born. Cllr Bedford was not present, but is not part of this committee.

P24.90 DECLARATIONS OF INTEREST

None.

P24.91 CONFIRMATION OF MINUTES

The minutes of the previous Planning Committee meeting held on 16th December 2024 were **AGREED** and signed as a true record.

P24.92 REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

There were two representations from the public regarding EPF/2520/24.

P24.93 PLANNING APPLICATIONS

The following comments on Planning Applications were **AGREED**:

No	Application Number	Location	Proposal
1	EPF/2474/24 Yee Cheung (Minor – RDC)	Shonks Farm, Mill Street, Hastingwood, Harlow, CM17 9JQ	Variation to condition 2'Plan no's' on planning permission EPF/2594/16 (Proposed barn conversion to dwelling with associated cart lodge and garage. Proposed garden room extension, side dormer and internal alterations to Farmhouse along with new cart lodge and garage).
The Parish Council has NO OBJECTION to this application			
2	EPF/2486/24 Klajdi Koci (Other CDA)	54-56, High Road, North Weald Bassett, Epping, CM16 6BY	Advertisement consent for 1 no fascia sign with logo letters fitted, various window graphics and 1 no. projector sign.

Whilst the Parish Council has no objection to the changes relating fascia sign with logo letters fitted and the projector sign (both of which have illuminated elements), it **OBJECTS** to the window graphics, which are garish and tacky, and entirely out of keeping with a rural setting. The proposed digital vinyl graphics would result in a proliferation of signage at a single site, and fails to respect the scale and character of the building and surrounding area. This is contrary to Local Plan Policy DM13 Advertisements Parts A(i) and A(ii). In addition, the proposed vinyl graphics fail to retain a sensitive and cohesive streetscape, creating an extremely prominent element which detracts from visual form of the entire row of shops. This is contrary to Local Plan policy DM14 Shopfronts and on Street Dining Parts A(i), (ii) and (iii). This also goes against Part GP10. Shopfronts, signs and advertising of the North Weald Bassett Design Guidelines document created by AECOM dated 2018 which states that *'The design of each shop front should consider its effect on the rest of the street. Materials should be selected to complement the character of the building, keeping the number and type of materials to a minimum. Selected materials must be durable, high quality and easy to maintain. Proposed palettes of materials for walls, windows, doors and signs should ensure their quality and appropriateness.'*

3	EPF/2239/24 <i>Mohinder Bagry</i> (HPP)	Brambles Tye, Vicarage Lane, North Weald Bassett, Epping, CM16 6ET	Proposed side / rear extension in lieu of existing garage / workshop.
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The Parish Council has **NO OBJECTION** to this application

4	EPF/2481/24 <i>Klajdi Koci</i> (HPP)	19, Oak Tree Cottage, Church Lane, North Weald Bassett, Epping, CM16 6HX	Single storey side extension, replacement roof over front ground floor extension and roof lantern in new roof at rear over kitchen.
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The Parish Council has **NO OBJECTION** to this application

5	EPF/2483/24 <i>Klajdi Koci</i> (HPP)	Lynton House, Hastingwood Road, Hastingwood, Harlow, CM17 9JU	Proposed loft conversion including three front dormer windows and two rear rooflights.
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The Parish Council has **NO OBJECTION** to this application

6	EPF/2473/24 <i>Yee Cheung</i> (LBC)	Shonks Farm, Mill Street, Hastingwood, Harlow, CM17 9JQ	Variation to condition 2 'Plan no's on EPF/2605/16 (Grade II listed building application for proposed barn conversion to dwelling with associated extension, cart lodge and garage. Variation of consents EPF/2594/16 and EPF/2605/16)
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The Parish Council has **NO OBJECTION** to this application

7	EPF/2520/24 <i>Kelly Sweeney</i> (Minor RCV)	Land adjacent to 246 High Road, North Weald, CM16 6EF	Variation of condition 2 'Plan no's' on planning permission EPF/2420/23 (Construction of a new dwelling. Amendments to EPF/1389/21)
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The Parish Council **OBJECTS** to this proposal for the following reasons:

1. **Size of Site** - First and foremost, the Parish Council has serious concerns that the reality of the site size parameters on the ground are **NOT** as detailed in the application, and cannot see how it the applicant would be able to fit the proposals as detailed with either the previous permission (EPF/2420/23), specifically the parking and amenity onto the site, let alone this new application which increases the size of the property. The Parish Council respectfully requests that a site visit be conducted to check the proposals against the actual size of the site.
2. **Amenity / Overdevelopment** - The proposals change what was permission for an already cramped site for a three bedroom property into a 5 bedroom property, resulting in a clear overdevelopment of the site and a distinct lack of amenity space to accommodate the inhabitants. Para 4.72 of the EFDC Local Plan states that *'A core planning principle is to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*. Given the concerns of the actual size of the site, the Parish Council believes that the site is unable to provide even an adequate (let alone good) standard of amenity areas for the occupants of the site. This is contrary to Local Plan Policy DM10 Housing Design and Quality, and Local Plan Policy DM9 High Quality Design Parts I(i) and (iv).

3. **Parking** – The proposal suggests that there will be 2 parking spaces on the site. In September 2024 Essex County Council updated their Guidance on parking standards, with Part 1 of the guide identifying that this particular site is situated within an area of 'Low Connectivity Level', meaning that for a 4+ bedroom property there should be 3 vehicle parking spaces and 0.25 unallocated visitor spaces (page 69 of Part 1). As such, to increase the number of bedrooms to 5 (providing rooms / space for at least 8 residents), 3 car parking spaces will be required. This has NOT been evidenced in the planning application, and as such this application fails to meet the parking standards as designed and supported by Essex County Council. In addition, this area already suffers with overspill parking taking place directly opposite this site, with residents parking their cars on the open verge and in some cases the pavement causing local issues (which the Parish Council and other local residents have previously complained to ECC about). The Parish Council has concerns that to increase the number of bedrooms would exacerbate an already prevalent issue.
4. **Rear Dormer** - Within the North Weald Bassett Design Guidelines created by AECOM dated 2018, Section 3.4 (Guidelines for buildings) states that '*Extensions or alterations that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms should not be permitted. This could be due to the height, scale or how close the proposals are to neighbouring properties. The final test of acceptability will depend on the particular circumstances of the site. For example: proximity to neighbouring properties; height next to the boundary, materials used and layout of neighbouring sites.*' The Parish Council argues that this property is already extremely close to the neighbouring property (number 272A), and to allow a large rear dormer will be overly dominant to this adjacent property.

As this application is a revision to a condition application, it falls under the delegated power of the planning officer to determine. The Parish Council intends to request this application is called in in accordance with both Article 10 and Part 2 of the EFDC Constitution (Scheme of Delegation Appendix 5 Delegation to Officers). The Parish Council is willing to attend a planning Committee meeting to address its concerns.

P24.94 DECISIONS BY EPPING FOREST DISTRICT

None.

P24.95 FFDC LICENCES & CONSULTATIONS

None.

P24.96 PLANNING CORRESPONDENCE

None.

P24.97 ANY OTHER MATTERS RELATING TO PLANNING

None.

Meeting Closed 19.35

Signed Date